

PEPPER

Commercial

FOR SALE

VEHICLE STORAGE YARD

Approximately 0.6128 Hectares (1.54 Acres)
520.82 SQ.M. (5,606 SQ.FT.) ACCOMMODATION
**WYLAMS YARD, MONKTON,
HONITON
DEVON EX14 9QQ**



**FREEHOLD INVESTMENT
CURRENT BUSINESS UNAFFECTED**

Ref 0110R

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

PEPPER

C o m m e r c i a l

SITUATION AND DESCRIPTION

The premises are well located along the A30 trunk road just some 1-mile East of Honiton. The town of Honiton is one of the principal towns within East Devon with a population of some 11,822 in 2009. The Heathpark Industrial Estate is the major employment destination and is immediately adjacent to the Western End of the town. The A30 dual carriageway links Exeter to the West which is approximately 17.4 miles distant and 26 minutes by car.

The premises comprise a former metal recycling yard of approximately 1.54 acres which slopes from South to North and the yard is tiered at its mid-point with a concrete sectional retaining wall. The surface is mostly concrete although there are sections of crushed hardcore around the perimeter. The site contains 4 principal buildings of varying quality, the largest of which is a recently constructed steel framed structure with sheet metal cladding and a solid concrete floor. A weighbridge and adjoining office with WC facilities has been constructed together with a 3-stage interceptor. We are informed that the site has a 3phase electricity connection.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:-

	Metric	Imperial
Unit 1/Workshop	335.52 sq.m.	3,611 sq.ft.
Unit 2	85.37 sq.m.	918 sq.ft.
Weighbridge office	27.93 sq.m.	300 sq.ft.
Unit 3	72.00 sq.m.	775 sq.ft.
Total	520.82 sq.m.	5,606 sq.ft.

PRINCIPLE FEATURES INCLUDE:

- Gated & Fenced Secure site.
- Mostly concrete surface.
- Weighbridge
- 3 phase power.
- Strategic position alongside A30

VAT

All figures quoted are plus VAT where chargeable.

PLANNING

We understand that the site has planning consent for its previous use as a metal recycling yard. The site would be suitable for a range of other roadside or transport / storage uses although any other proposed use would need to be approved by a planning application to East Devon District Council. A change of use application for its current use has not been submitted. Enquiries should be directed to www.eastdevon.gov.uk/planning/

LEASE

The entire property is let by way of an existing lease dated 2nd March 2012 for a term of 6 years (terminating 1st March 2027) to Kevin Richard Spiller & James Richard Spiller T/A KR & JR Spiller.

RENT

The current rent reserved under the lease (reviewed 2nd March 2024 is £55,000 p.a.

RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £28,000

Rates payable: £13,972 p.a. (x 49.9p 2024/25)

YOU ARE ADVISED TO CHECK

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating C

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

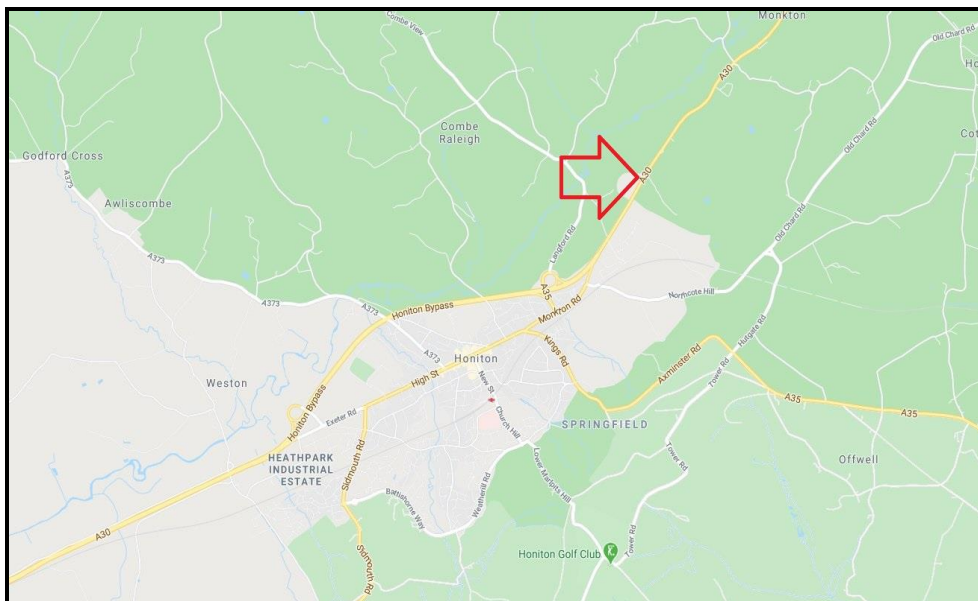
Each party are to bear their own legal cost in any transaction.

Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

PEPPER

Commercial



Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

PEPPER

C o m m e r c i a l

ENVIRONMENTAL REPORT

An environmental report is available from the agents upon request.

SCHEDULE OF CONDITION

A photographic schedule is attached to the lease.

PRICE

£750,000 for the freehold interest with the benefit of the current lease.

INVESTMENT YIELD

Based on a purchase price of £750,000 the property would have an investment yield of 6.96% after allowing for purchaser's costs of £40,000.

PEPPER

C o m m e r c i a l



Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or it's services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.